

Narrative
Heitel Ranch Permit

We are applying to the City of Scottsdale for a Ranch Permit which is a permitted conditional use in our current residential zone. This would allow my wife's dressage trainer to board outside horses and work on our property.

Currently we own 11 horses and have a 12 stall enclosed barn, guest house, hay barns, turn outs and riding arenas so most improvements are already constructed on the property. We have lived on this property since late 1998, and because we have been using the horse facilities personally since moving in, the typical daily activity under the Ranch Permit would be very similar to that which currently goes on at our property with the same barns, turn outs and arenas so the proposed use is as the current use, extremely compatible with the neighborhood and the equestrian nature of the area. It is important to note we are not going to remove any of our lush vegetation or change our existing NAOS areas.

The nature of the dressage trainer's activities is very low key with horse training generally done individually. Monthly or so, well known outside trainers sometimes conduct training on the property however those are mostly "one on one" lessons as with the daily training. No crowds or audiences are part of any of this program. With the permit we will apply additional dust control (probably using the Arena Rx product purchased from a current City dust control supplier) in an effort to conserve the unnecessary use of water and will continue with the manure removal and fly control program currently under way, which involves a minimum of twice a day stall cleaning and twice a week manure dumpster removal. We have volunteered to specifically not allow any outside speakers, or outdoor arena lights. There would probably be some sort of lighting in the proposed covered arena when designed and constructed. We have already gone to considerable expense in the area for the proposed covered arena with prior permits moving trees to visually buffer the location and excavating the proposed area solely for the purpose of reducing the ultimate height of the constructed structure. Traffic impacts should go unnoticed in the neighborhood as a number of trips we make out of the property will be reduced or eliminated and having no outdoor lighting will naturally limit hours of operation.